

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2011**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, May 12, 2011**, beginning at **6:00 P.M.** at the **CITY OF COLUMBUS, I-71 NORTH COMPLEX** at 757 Carolyn Avenue, Columbus, OH 43224 in the lower level **HEARING ROOM**.

Further information may be obtained by visiting the City of Columbus Zoning Office website at <http://bzs.columbus.gov/commission.aspx?id=20698> or by calling the Department of Building and Zoning Services, Council Activities section at 645-4522.

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 6:00 P.M. AGENDA:

- 1. APPLICATION: Z11-006 (ACCELA # 11335-00000-00111)**
Location: **700 CHILDRENS DRIVE (43205)**, being 53.28± acres located west of Parsons Avenue and north of Kennedy Drive and generally extending from the southeast corner of Parsons Avenue and Mooberry Street, east to the southwest corner of Mooberry Street and the first alley east of and parallel with Eighteenth Street, south to the northwest corner of the first alley east of and parallel with Eighteenth Street and Livingston Avenue, south to the southeast corner of Livingston Avenue and Heyl Avenue, west to the southeast corner of Jackson Street and Putnam Street, west to the southwest corner of Jackson Street and Parsons Avenue, and north to the northwest corner of Parsons Avenue and Denton Alley, north and west to the southwest corner of Livingston and Parsons Avenues, north to the northwest corner of Parsons Avenue and Mooberry Street (excluding all of Livingston Park). (010-082629)
Existing Zoning: AR-1, Apartment Residential and CPD, Commercial Planned Development Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Adding .64 acres at the southwest corner of Livingston and Heyl Avenues to the CPD.
Applicant(s): Nationwide Children's Hospital; c/o Jill Tangeman, Atty.; 52 East Gay Street, P.O. Box 1008; Columbus, OH 43216.
Property Owner(s): The applicant.
Planner: Dana Hitt, 645-2395, dahitt@columbus.gov
- 2. APPLICATION: Z10-025 (10335-00000-00478)**
Location: **4037 LOCKBOURNE ROAD (43207)**, being 1.9± acres located at the corner of Lockbourne Road and Vernon Avenue (010-243368, Far South Columbus Area Commission).
Existing Zoning: R, Rural District.
Request: L-C-4, Limited Commercial District.
Proposed Use: To bring the site into zoning conformance.
Applicant(s): Robert Lytle c/o Jackson B. Reynolds, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Robert Lytle; 4041 Lockbourne Road; Columbus, OH 43207.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

3. **APPLICATION:** **Z11-013 (11335-00000-00183)**
Location: **880 EAST ELEVENTH AVENUE (43211)**, being 2.59± acres located at the northwest corner of East Eleventh and Wright Avenues and on the east side of Wright Avenue, 140± feet north of East Eleventh Avenue (010-066700; South Linden Area Commission).
Existing Zoning: CPD, Commercial Planned Development, and R-3, Residential Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Parking lot expansion.
Applicant(s): Columbus Metropolitan Housing Authority; c/o Michael E. Zatezalo and Jeffrey D. Porter, Attys.; Kegler, Brown, Hill & Ritter Co., L.P.A.; 65 East State Street, Suite 1800; Columbus, OH 43215.
Property Owner(s): Columbus Metropolitan Housing Authority; 880 East Eleventh Avenue; Columbus, OH 43211.
Planner: Shannon Pine, 645-2208, spine@columbus.gov
4. **APPLICATION:** **Z11-005 (11335-00000-00065)**
Location: **4514 WINCHESTER PIKE (43232)**, being 2.6± acres located at the northwest corner of Hamilton Road and Winchester Pike. (010-221380).
Existing Zoning: L-C-4, Limited Commercial and R, Rural Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Winham Investments LLC c/o David Perry; David Perry Co. Inc; 145 East Rich Street, 3rd Floor; Columbus, OH 43201.
Property Owner(s): The applicant.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov
5. **APPLICATION:** **Z11-010 (11335-00000-00129)**
Location: **813 KINNEAR ROAD (43212)**, being 5.79± acres located on the south side of Kinnear Road, 120± feet east of Rhonda Avenue (420-268862 & 130-011852).
Existing Zoning: L-M, Limited Manufacturing, and R, Rural (pending annexation) Districts.
Request: L-M, Limited Manufacturing, and AR-2, Apartment Residential Districts.
Proposed Use: Limited industrial and multi-unit residential development.
Applicant(s): Kinnear Road Redevelopment LLC; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): Julia E. Pfeifer and Nittany Lions LTD; c/o Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

6. **APPLICATION:** **Z11-014 (ACCELA # 11335-00000-00190)**
Location: **2002 SPINDLER ROAD (43026)**, being 1.1± acres located on the east side of Spindler Road, 165± feet south of Saucony Drive. (200-000654, Big Darby Accord Panel).
Existing Zoning: R, Rural District.
Request: RR, Rural Residential District.
Proposed Use: Single Unit Dwelling.
Applicant(s): Amy Kuhn, Atty. (of counsel); Plank Law Firm LPA; 145 East Rich Street; Columbus, OH 43215.
Property Owner(s): Helen M. and John M. Wilt, Trustees; 2000 Spindler Road; Columbus, OH 43026
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.
7. **APPLICATION:** **Z11-011 (11335-00000-00173)**
Location: **3000 EAST DUBLIN GRANVILLE ROAD (43231)**, being 1.8± acres located on the north side of East Dublin-Granville Road, 505± feet west of Ponderosa Drive (600-114078)
Existing Zoning: L-C-2, Limited Commercial District.
Request: C-2, Commercial District
Proposed Use: Office uses.
Applicant(s): Saeed Kharazi; c/o Behzad Vedaie, Innovative Engineering Group Inc; 1415 East Dublin-Granville Road, Suite 104; Columbus, OH 43229
Property Owner(s): Saeed & Kimberly Kharazi; 3000 East Dublin-Granville Road; Columbus, OH 43231.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

THE FOLLOWING POLICY ITEMS WILL BE HEARD IMMEDIATELY AFTER THE REZONING AGENDA:

1. Columbus Zoning Code new Landscaping and Screening standards. A new zoning code proposal for new sections in Chapter 3321, Site Development Standards, will require landscaping the front setbacks in all zoning districts; one tree per new residential lot; and a minimal visual screening standard for newly zoned nonresidential properties abutting residentially zoned lots. Planner: Lisa Russell, 645-6975; lrussell@columbus.gov
2. Columbus Zoning Code Lighting standards - section 3321.03 code change. Lighting standards that were typical in planned districts will apply to new multi-unit, commercial, institutional, and manufacturing districts. Planner: Lisa Russell, 645-6975; lrussell@columbus.gov